

ARTICLE 1313A

C-R COMMERCIAL RECREATION DISTRICT

1313A.01 Purpose

The purpose of this zoning district is to designate those areas in the City where commercial recreation facilities are appropriate and to insure that these facilities are properly designed, landscaped, screened, and maintained so that adjacent properties will be properly protected against any possible noise, light, parking, or other excessive intrusion caused by the Commercial Recreation development.

1313A.02 Use Regulations

A building or group of buildings may be erected or used, and a lot may be used or occupied for any of the following purposes, and not other, subject to the applicable provisions of Article 1318 "General Regulations", and conditional approval regulations as stated in Article 1321 and 1322, and other applicable provisions of this and other City Ordinances.

(a) The following uses may be permitted at the discretion of the City Planning Commission following review of the site plan and a description of all uses contemplated for a C-R development:

- (1) Playgrounds, including apparatus for: swings, slides, seesaws and various climbing structures.
- (2) Play fields.
- (3) Court games such as: tennis, basketball, handball, etc.
- (4) Gymnasium, bowling alley, swimming pool, roller rink, and pool hall.
- (5) Skating rink.
- (6) Archery range.
- (7) Indoor stadium or auditorium.
- (8) Outdoor stadium.
- (9) Miniature golf course.
Golf driving range.
- (10) Steam bath and massage parlor.
- (11) Dance hall.
- (12) Commercial Communication Towers and Antennas.

[See Section 1318.28A]

(b) The following accessory uses may be permitted at the discretion of the City Planning Commission provided they are clearly incidental to the overall C-R development:

(1) Pro shop - Restricted to sale or rental of sports equipment pertinent to the proposed permitted uses in the C-R development.

(2) Bar.

(3) Restaurant.

1313A.03 Area, Yard and Building Regulations

(See Article 1318).

1313A.04 Off-Street Parking and Loading Regulations

(See Article 1319).

1313A.05 Sign Regulations

(See Article 1320).